

APPROVED
MINUTES OF THE REGULAR MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
Wednesday, November 5, 2008

2-A

The meeting convened at 7:26 p.m. with Chair Johnson presiding.

1. ROLL CALL

Present: Chair Beverly Johnson
Boardmember Doug deHaan
Boardmember Frank Matarrese
Boardmember Marie Gilmore
Vice Chair Lena Tam

2. CONSENT CALENDAR

- 2-A. Approve the minutes of the Special Meeting of September 10, 2008.
- 2-B. Approve the minutes of the Regular Meeting of October 1, 2008.
- 2-C. Approve a Permanent Waiver of License Fees for Alameda Unified School District Student Activities.
- 2-D. Authorize Negotiation and Execution of a Sublease Renewal for Building 43 & Associates, Inc. at Alameda Point.

Member Gilmore motioned approval of the Consent Calendar, seconded by Member deHaan, and passed by the following voice votes: Ayes – 5, Noes – 0, Abstentions – 0.

3. REGULAR AGENDA ITEMS

3-A. Alameda Point Update — Review and Comment on SunCal's Development Concept

Debbie Potter, Base Reuse and Community Development Manager, summarized SunCal's submission of Development Concept pursuant to the ENA on September 19th. During October, SunCal presented its Development Concept to eight boards and commissions, and received feedback. Comments received were provided in the staff report and presented to give the ARRA an opportunity to follow-up on the comments from the boards and commissions, provide feedback, and to hear additional comments from the public. The draft Master Plan, a more detailed land plan, is due to on Dec.19, and will be presented to the ARRA Board at its January 7th regular meeting.

As SunCal has indicated, the current land plan has residential densities beyond those permitted in Measure A, therefore, SunCal would need a vote of the people to implement its land plan. They have until April 30, 2009 to decide to pursue a ballot initiative. Business terms between SunCal and the CIC is due by June 2010. There is a Council resolution of Fiscal Neutrality mandated for base reuse, so a project proforma, an analyses of project cost and revenues to determine project feasibility, is being prepared. Alameda Point is within the APIP redevelopment area. When Alameda Point is conveyed, that new development will generate revenue and value, which will result in incremental increase in property taxes paid. The project must create the value to generate the tax increment that the CIC can then choose to invest in the project. There is no tax increment without project, therefore it is not possible to determine which tax increment funds, if

any, are available without completing the project proforma and negotiating a DDA, which is due in June 2010. The CIC has made no commitment of funds to the project. Its only obligation is to negotiate in good faith on both the land plan and public./private partnership until the ENA expires in June of 2010. The DDA must be approved by the City Council and the CIC; and until the DDA is approved, it is not possible for the CIC to commit funds to the project. Under the terms of the ENA, SunCal is paying for all city staff costs and third party consultant costs consistent with the requirement for the fiscal neutrality that we demand.

Member Matarrese referred to the comments included in the staff report and stated that it was important to make a distinction whether the points being raised were from the boards or from individuals.

Pat Keliher, SunCal's Alameda Point Project Manager gave the presentation. The presentation will be made available on SunCal's website. At the conclusion of the presentation, Chair Johnson called all of the speakers first:

Corinne Lambden – concerned about the historical relevant structures, and would like Board to consider all options of adaptive reuse before permanently destroying them. Mary Fetherolf – thanked SunCal for the presentation and asked a couple of process questions about where to find the financial models and assumptions of the project, and about the draft Master Plan. Elizabeth Krase – spoke on behalf of AAPS. She discussed concerns about the historic buildings planned for demolition, stating that it's not acceptable. Doug Biggs – APC has enjoyed participating in the SunCal community process and supports SunCal's plan. Mi'Chelle Fredrick – excited to see the progress that has been made, encouraged by the plan that acknowledges the unprecedented potential of Alameda point yet still recognizes the constraints. Diane Lichtenstein – echoed what Mi'Chelle Frederick said. Interested in how the development will happen, and would like to see more of the integration and diversity in the types of housing and structures. Helen Sause – congratulated Member deHaan and Member Gilmore for their re-elections. Had a request that the city undertake an active role in developing the transit system which addresses the whole island. Gretchen Lipow – discussed fiduciary responsibility of the Alameda Point project. Nancy Heastings – from HOMES, complimented SunCal on its transit oriented design, and wanted to know the date and review process for the transportation plan. John Knox White – requested the ARRA really give direct direction to SunCal as to what they would like to support before the process moves forward. He discussed that we cannot try to react to the market, we need to look at something that has that flexibility, and a plan we can be proud of in 50 or 100 years. Arthur Lipow – discussed the poor economy and traffic mitigation issues, and suggested an alternative of a public trust modeled on the Presidio trust that could have productive uses of the structures. Susan Decker – supports SunCal's plan and the flexibility in their process. Encouraged that it would produce something that is truly an asset to Alameda. Michael Krueger – agreed with most of the speakers and is supportive of SunCal's plan.

Chair Johnson explained that this meeting has to be recessed in order to reconvene the PUB meeting of earlier.

Meeting was recessed at 9:15 p.m. by Chair Johnson. All Board members agreed that Item 3-A (SunCal's Development Concept) and the balance of the 11/5 agenda be continued at a Special ARRA Meeting scheduled on November 18, 2008.

Respectfully submitted,



Irma Glidden
ARRA Secretary